

May 17, 2016

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
May 17, 2016**

DRAFT

The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:15 PM – Public Hearing**

Roll Call.

**Present:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**Absent:** Martinez

World-Wide Languages, translator was present.

**COMBINED HEARING:**

- Item #5 **ZONING CASE # Z2016126 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.034 acres out of NCB 8409, located at 3934 Fredericksburg Road. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Maverick Neighborhood Association is in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**NAY:** None

**THE MOTION CARRIED**

- Item #10 **ZONING CASE # Z2016147 S (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Office on 0.025 acres out of NCB 15053, located at 5714 NW Loop 410. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Thunderbird Hills Neighborhood Association.

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### **COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend Approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

Item #12 **ZONING CASE # Z2016149 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.989 acres out of NCB 3736, located at 4407 IH 35 S Expressway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16040).

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

### **COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

Item #13 **ZONING CASE # Z2016150 CD (Council District 8):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body Repair on Lots 5, 8-10 and the south 10 feet of Lots 6 & 7, Block 2, NCB 14686, located at 5627 Babcock Road. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

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### **COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend Approval with the following conditions:

- A six (6) foot slid wall is required around the property that abuts residential zoning and/or land use.
- All on-site lighting shall be discreet onto the site and point away from any surrounding residential uses.
- Outdoor amplification speakers are not allowed during the hours of 7 p.m. and 7 a.m.
- All repairs will remain inside the facility.

**Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

### **REQUESTED CONTINUANCES**

Item #6 **ZONING CASE # Z2016142 S (Council District 2):** A request for a change in zoning from "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District to "I-2 S EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing on 4.0148 acres out of NCB A-42, located at 300 and 326 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16038)

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and the Government Hill Alliance is in opposition.

### **COMMISSION ACTION**

A motion was made by Chairman Shaw and seconded by Commissioner Romero for a continuance to June 21, 2016.

**Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

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- Item #9 **ZONING CASE # Z2016146 (Council District 3):** A request to assign zoning for property Outside City Limits to "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 202.85 acres out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16039)

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Nina Mendez, City Planner, spoke with the applicant, stating they did not request a continuance, but was willing to work with neighbors to find an adequate solution.

### **COMMISSION ACTION**

A motion was made by Commissioner J. McGee and seconded by Commissioner Garcia for a continuance to June 7, 2016.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

- Item #7 **ZONING CASE # Z2016144 S (Council District 1):** A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District and "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Tire Repair and Auto Muffler Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Transitional Home on Lot A, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16042)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the North Central and Dellview Area Neighborhood Association.

### **The following citizens appeared to speak:**

Mariana Ornelas, Former President of Dellview Neighborhood Association spoke in support of a continuance.

Gilbert Candia, President of Dellview Neighborhood Association spoke in support of continuance.

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### **COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Garcia for a continuance to June 7, 2016.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

Item #8 **ZONING CASE # Z2016145 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563, located at 1302 S. Flores Street and 1811 S. Alamo Street. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and no response from the King William Neighborhood Association.

### **The following citizens appeared to speak:**

Cherise Bell, signed in to speak but was not available.

Sylvia Trevino, Spoke in opposition.

Walter Wilson, signed in to speak but was not available.

### **COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner King for a continuance to June 7, 2016

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

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Item #11 **ZONING CASE # Z2016148 (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 8.431 acres out of CB 15602 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of CB 15602, located in the 6400 Block of W. Military Drive. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Applicant was not present.

**No citizens appeared to speak:**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

#### **COMMISSION ACTION**

A motion was made by Commissioner Salazar and seconded by Commissioner Garcia for a continuance to June, 7, 2016

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia

**NAY:** None

#### **THE MOTION CARRIED**

**ZONING CASE # Z2016095 S (Council District 9): (Continued from 04/19/16) was withdrawn from consideration.**

#### **INDIVIDUAL CONSIDERATION**

Item #1 **ZONING CASE # Z2016121 S ERZD (Council District 8):** A request for a change in zoning from "PUD C-2 MLOD AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "PUD C-2 S MLOD AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Helistop within 500 feet of a residential use or residentially zoned property on Lot 2, Block 2, NCB 17704, generally, located at 4500 Block North of Loop 1604 West. Staff recommends Approval.

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Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Neighborhood Association.

Mike Escalante, SAWS representative, presented SAWS recommendation of Approval.

Daniel Ortiz, Brown and Ortiz, Spoke regarding the Helistop and how it is for private use/non medical only.

**No citizens appeared to speak.**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend Approval with all SAWS recommendations.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King**

**NAY: Garcia**

### **THE MOTION CARRIED**

Item # 3 **(Continued from 04/19/16) ZONING CASE # Z2016118 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 24 and C, Block A, NCB 7787 and 0.099 acres out of NCB 7787, located a 156, 158, and 160 Koepke Avenue. Staff recommends Denial with Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 16032)

Staff mailed 34 notices to the surrounding property owners, 1 returned in favor, and 4 returned in opposition.

Baltazar Serna, representative for the Gonzaba Family, stated that he worked with the residents to find a solution. He presented the commission with a new site plan and amended the zoning request to "C-1 S AHOD" with Specific Use Authorization for a non-commercial parking lot.

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**The following citizens appeared to speak:**

Maria Charles, spoke in opposition.

Carl Charles, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Salazar to recommend Approval as amended to "C-1 S AHOD" with Specific Use Authorization for a non-commercial parking lot with downward lighting.

The representative stated a letter of agreement with the neighbors was incorporated into the new site plan to include: Paved parking lot with no building or structures, security lighting, landscaping shrubs/trees, perimeter privacy fencing as followed by the City of San Antonio, no new entrances or exits on Koepke Ave, existing sidewalk would be widen to six (6) feet.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED.**

Item #4 **(Continued from 05/03/16) ZONING CASE # Z2016127 (Council District 1):** A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16034)

Staff mailed 41 notices to the surrounding property owners, 0 returned in favor, and 12 returned in opposition, and no response from the Los Angeles Heights Neighborhood Association.

Applicant not present.



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**Executive Session**

The Zoning Commissioners recessed into Executive Session from the Board Room into the Tobin Room at 2:56 p.m.

No action being taken in the Executive Session, the Zoning Commissioners reconvened back into the Zoning Commission meeting at 3:09 p.m.

**The following citizens appeared to speak:**

Richard Acosta, President of the Los Angeles Heights Neighborhood Association, spoke in opposition.

Patricia Dora Moreno, spoke in opposition.

Pedro Padilla, spoke in opposition.

Robert Basil, spoke in opposition.

Councilwoman Cisneros, spoke in opposition.

Vicky Arajo, spoke in opposition.

Dolores Villareal, yielded minutes to Vicky Arajo.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales to recommend Denial.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Commissioner King stepped out of the Zoning Commission meeting at 2:50p.m.**

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Item #14 **ZONING CASE # Z2016151 CD (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “MF-33 MC-2 AHOD” Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Childcare for over 20 children, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, to “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Two-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Three-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Four-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Group Home, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Clubhouse/Lodge, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park, generally bounded by South Presa Street to the west, East Southcross Boulevard to the north, Interstate Highway 37 to the east, and Story Lane, Wahrmund Court and Texas State Hospital to the south. Staff recommends Approval.

Staff mailed 158 notices to the surrounding property owners, 2 returned in favor, and 2 returned in opposition. The Highland Hills and Hot Wells Neighborhood Associations are in favor.

**The following citizens appeared to speak:**

Gerald Hess, President of the Hot Wells Neighborhood Association, spoke in favor.

Ramiro Sandoval, signed in to speak in favor, but left before speaking.

Katie Otten, signed in to speak in favor, but left before speaking.

County Commissioner Tommy Adkisson, signed in to speak in favor, but left before speaking.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

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### **COMMISSION ACTION**

A motion was made by Commissioner J. McGhee and seconded by Commissioner Garcia to recommend Approval with the amendment for “R-4 CD” with the Conditional Use for two (2) dwelling units at address 127 Monticello.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

- Item #15 Consideration and Action on Amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations and fees for Notice Requirements for rezoning cases.

Catherine Hernandez, Planning Manager, presented information to the Zoning Commission to increase the zoning signs to 24” x 36”, and adding general zoning information in Spanish.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Garcia to recommend Approval.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, P. McGee, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

- Item #16 **Consideration of the May 3, Zoning Commission Minutes.**

Chairman Shaw motioned for approval of the minutes and all the Commissioners voted in the affirmative.

**Director’s Report:**

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There being no further business, the meeting was adjourned at 3:35 p.m.

APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary